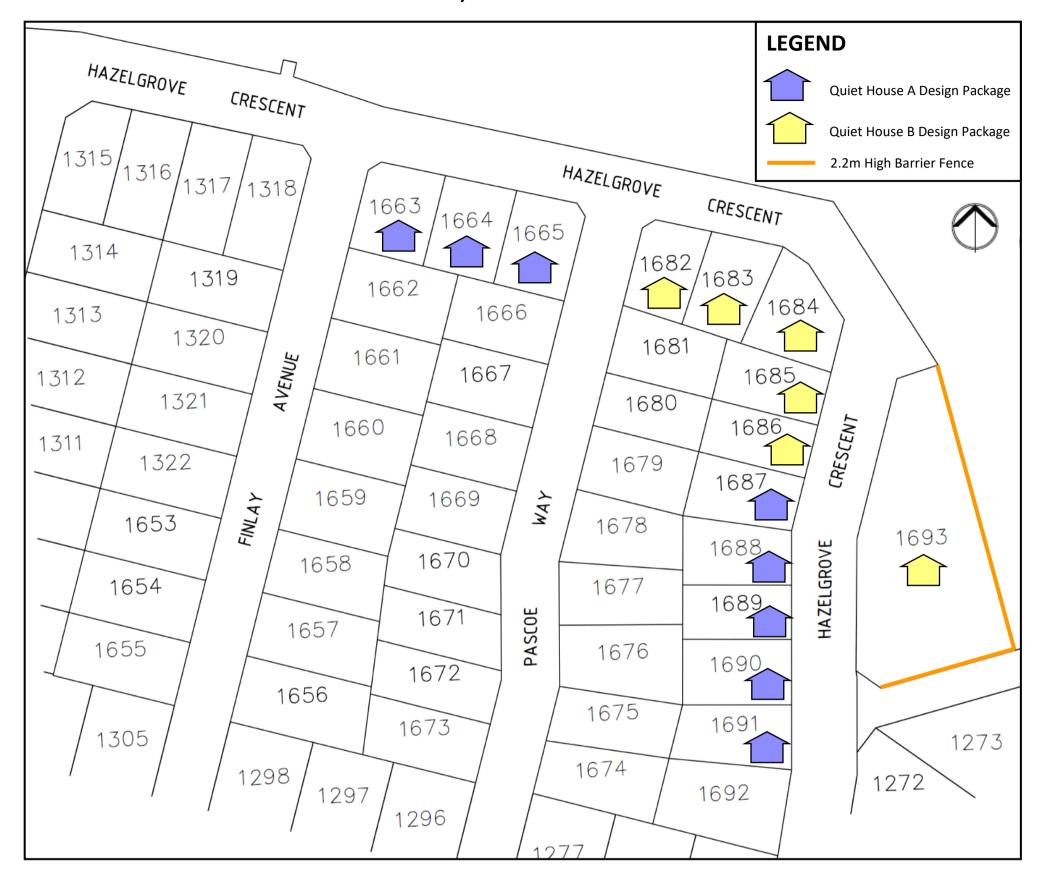
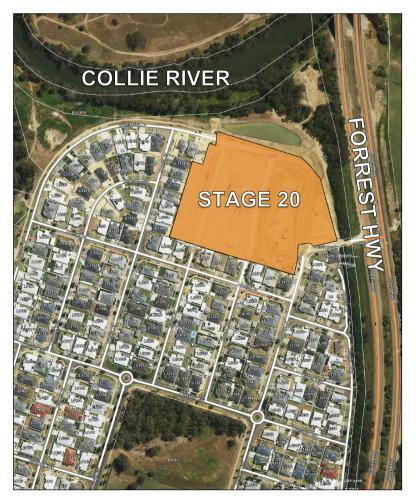
## LOCAL DEVELOPMENT PLAN

# MILLBRIDGE PRIVATE ESTATE

# STAGE 20 MILLBRIDGE PRIVATE ESTATE, MILLBRIDGE





### **NOISE AFFECTED LOTS**

Quiet House design requirements are applicable to all noise affected lots identified on this Local Development Plan. Details of Quiet House design requirements (A & B) are included as Attachment 1.

Modifications to the Quiet House design requirements may be approved by the Shire where it can be demonstrated that proposed development will be provided within the acceptable level of acoustic amenity and subject to the development proposal being accompanied by a Transportation Noise Assessment undertaken by a suitably qualified professional.

Building Permit Applications for dwellings on 'noise affected lots' shall be accompanied by a written statement from the applicant demonstrating that the relevant components of the Quiet House design requirements have been complied with in accordance with this Local Development Plan.

#### <u>Approval</u>

This LDP has been approved by the Shire of Dardanup pursuant to Sch. 2, Pt. 6, Cl. 52(1)(a) of the *Planning and Development (Local Planning Schemes)*Regulations 2015.

Signature

Murray Connell Manager Development Services 21 December 2022

| ATTACHMENT 1 Road Traffic - Quiet House Requirements (Based on Table 3 of State Planning Policy 5.4 2019) |                         |   |  |  |  |   |  |
|---|-------------------------|---|--|--|--|---|--|
| Exposure Category   | Orientation to corridor | Acoustic ratings  |  |  |  |   | Mechanical ventilation/  |
|   |                         | Walls   | External doors   | Windows  | Roofs and ceilings of highest floors   | Outdoor Living areas  | air conditioning considerations  |
| <b>A</b><br>Quiet House A   | Facing                  | Bedroom and Indoor Living and work areas:  > R <sub>w</sub> +C <sub>tr</sub> 45dB   | Bedrooms:  ➤ R <sub>w</sub> +C <sub>tr</sub> 28dB Indoor Living and work areas:  ➤ R <sub>w</sub> +C <sub>tr</sub> 25dB  | Bedrooms: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 28 dB Indoor Living and work areas: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 25 dB    | > R <sub>w</sub> +C <sub>tr</sub> 35dB | At least one outdoor living area located on<br>the opposite side of the building from the<br>transport corridor and/or at least one<br>ground level outdoor living area screened<br>using a solid continuous fence or other   | <ul> <li>Acoustically rated openings and<br/>ductwork to provide a minimum<br/>sound reduction performance of<br/>Rw 40dB into sensitive spaces</li> </ul>             |
|   | Side On                 |   | Bedrooms:  ➤ R <sub>w</sub> +C <sub>tr</sub> 25dB  Indoor Living and work areas:  ➤ R <sub>w</sub> +C <sub>tr</sub> 22dB | Bedrooms:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 25 dB  Indoor Living and work areas:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 22 dB |  | structure of minimum <b>2 metres</b> height above ground level  |  |
|   | Opposite                |   | No specific requirements   | No specific requirements   |  |   |  |
| B<br>Quiet House B  | Facing                  | Bedroom and Indoor Living and work areas:  > R <sub>w</sub> +C <sub>tr</sub> 50dB   | Bedrooms:  ➤ R <sub>w</sub> +C <sub>tr</sub> 31dB Indoor Living and work areas:  ➤ R <sub>w</sub> +C <sub>tr</sub> 28dB  | Bedrooms: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 31 dB Indoor Living and work areas: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 28 dB    | > R <sub>w</sub> +C <sub>tr</sub> 35dB | At least one outdoor living area located on<br>the opposite side of the building from the<br>corridor and/or at least one ground level<br>outdoor living area screened using a solid<br>continuous fence or other structure of  | <ul> <li>Acoustically rated openings and<br/>ductwork to provide a minimum<br/>sound reduction performance of<br/>R<sub>w</sub> 40dB into sensitive spaces</li> </ul>  |
|   | Side-On                 |   | Bedrooms:  ➤ R <sub>w</sub> +C <sub>tr</sub> 28dB  Indoor Living and work areas:  ➤ R <sub>w</sub> +C <sub>tr</sub> 28dB | Bedrooms:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 28 dB Indoor Living and work areas:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 25 dB  |  | minimum <b>2.4 metres</b> height above ground level   |  |
|   | Opposite                |   | Bedrooms:  ➤ R <sub>w</sub> +C <sub>tr</sub> 25dB  Indoor Living and work areas:  ➤ R <sub>w</sub> +C <sub>tr</sub> 25dB | Bedrooms: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 25 dB Indoor Living and work areas: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 22 dB    |  |   |  |
| <b>C</b><br>Quiet House C   | C Facing Side-on        | bedrooms facing the corridor Indoor Living and work a  Rw+Ctr 31dB  Bedrooms:  Rw+Ctr 31dB  Indoor Living and work a  Rw+Ctr 32dB | <ul> <li>No External doors to<br/>bedrooms facing the<br/>corridor</li> <li>Indoor Living and work areas:</li> </ul>     | Bedrooms:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 31 dB  Indoor Living and work areas:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 31 dB | > R <sub>w</sub> +C <sub>tr</sub> 40dB | At least one outdoor living area located on<br>the opposite side of the building from the<br>corridor and/or at least one ground level<br>outdoor living area screened using a solid<br>continuous fence or other structure of<br>minimum 2.4 metres height above ground<br>level | <ul> <li>Acoustically rated openings and<br/>ductwork to provide a minimum<br/>sound reduction performance of<br/>R<sub>w</sub> 40dB into sensitive spaces.</li> </ul> |
|   |                         |   | > R <sub>w</sub> +C <sub>tr</sub> 31dB<br>Indoor Living and work areas:  | Bedrooms: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 31 dB Indoor Living and work areas: Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 28 dB    |  |   |  |
|   | Opposite                |   | Bedrooms:  ➤ R <sub>w</sub> +C <sub>tr</sub> 28dB Indoor Living and work areas:  ➤ R <sub>w</sub> +C <sub>tr</sub> 28dB  | Bedrooms:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 28 dB  Indoor Living and work areas:  Window size dependant  Minimum R <sub>w</sub> +C <sub>tr</sub> 25 dB |  |   |  |